

LUKE BRUGNARA

Sch 12a

DETAILS FROM SALES ESCROW FOR 935 - 939 MARKET STREET, SAN FRANCISCO					
<i>Description</i>	<i>Sales Price</i>	<i>Selling Expense</i>	<i>Deductible Expense</i>	<i>Loan Payoffs</i>	<i>Exhibit</i>
Sales Price	\$8,590,000.00				W6-3 pg 1
Pay Colliers a Commission of		\$196,800.00			W6-3 pg 1
Pay Unpaid Balance of Loan to Owens Financial w Interest paid to 1-1-00				\$4,000,000.00	W6-3 pg 1
Pay Interest from 1-1-00 to Receipt			\$27,777.80		W6-3 pg 1
Late Charges of			\$49,091.42		W6-3 pg 1
Credit for Late Charges Paid			(\$300.00)		W6-3 pg 1
Credit for Late Charges Waived			(\$12,499.98)		W6-3 pg 1
Advanced Legal Fees Amended to			\$25,975.00		W6-3 pg 1
UCC Filing		\$13.00			W6-3 pg 1
Forced Insurance 4/98 thru 12/99			\$68,727.75		W6-3 pg 1
Interest on Forced Insurance			\$2,199.89		W6-3 pg 1
Credit for Reimbursement on Insurance			(\$62,182.25)		W6-3 pg 1
Credit for Balance of Rent			(\$27,234.13)		W6-3 pg 1
Additional Interest on Insurance Advances			\$5,878.74		W6-3 pg 1
Less Reimbursement for Add'l Interest on Insurance Advances			(\$5,900.00)		W6-3 pg 1
Add'l Interest from 11-11-99			\$154.91		W6-3 pg 1
Prepayment Penalty			\$80,000.00		W6-3 pg 1
Demand Fees		\$120.00			W6-3 pg 1
Pay Investors Yield Inc.		\$65.00			W6-3 pg 1
Pay 6/11 Portion of the \$5.5M Loan to Malibu Vista Partners				\$2,189,849.83	W6-3 pg 1
Pay Add'l Principal				\$1,567.28	W6-3 pg 1
Pay Interest from 1-1-00 to Receipt			\$26,666.60		W6-3 pg 1
Pay 5/11 Portion of the \$5.5M Loan to Encino Riviera Investors				\$1,824,874.86	W6-3 pg 1
Pay Add'l Principal				\$1,305.73	W6-3 pg 1
Pay Interest from 1-1-00 to Receipt			\$22,222.20		W6-3 pg 2
Forwarding Fee		\$60.00			W6-3 pg 2
Notary Fee		\$30.00			W6-3 pg 2
1st Installment for 1999-00 Taxes on Block 3704 Lot 73 Incl Penalty			\$19,460.23		W6-3 pg 2
Pay SF Water Department			\$13,366.04		W6-3 pg 2
Pay SF Water Department			\$789.96		W6-3 pg 2
Pro Rata Taxes (Less Water Lien) on APN 3704-73 from 1-1-00 to Closing			\$1,078.82		W6-3 pg 2
Credit Buyer with Water Lien Contained in 2nd Installment			\$7,741.11		W6-3 pg 2
Credit Buyer with Fire Lien Contained in 2nd Installment			\$50.00		W6-3 pg 2
Pro Rata Rental Income of \$84,293.75 Per Month from Closing to 2-1-00			\$30,907.69		W6-3 pg 2
Credit Buyer Security Deposits of			\$36,062.50		W6-3 pg 2
SF Real Property Transfer Tax		\$64,425.00			W6-3 pg 2

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<i>Description</i>	<i>Sales Price</i>	<i>Selling Expense</i>	<i>Deductible Expense</i>	<i>Loan Payoffs</i>	<i>Exhibit</i>
Pay Partial Release Fee		\$225.00			W6-3 pg 2
Document Preparation/Notary Fee		\$250.00			W6-3 pg 2
Courier Services		\$100.00			W6-3 pg 2
UCC Filing Services		\$100.00			W6-3 pg 2
Recording Services		\$180.00			W6-3 pg 2
	\$8,590,000.00	\$262,368.00	\$310,034.30	\$8,017,597.70	
		Total Payments:		\$8,590,000.00	

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Sch 12b

DETAILS FROM PURCHASE ESCROW FOR 939 MARKET STREET, SAN FRANCISCO						X-14
Description	Purchase Price	Purchase Expenses	Deductible Expenses	Loan-Related Expenses	Other	Exhibit
Purchase Price	\$2,100,000.00					TC Ex H - TC001385
Payoff Existing Loan w Owen				\$50,000.00		TC Ex H - TC001385
Interest			\$2,267.12			TC Ex H - TC001385
Payoff Existing Loan w H Blumenthal				\$33,666.67		TC Ex H - TC001385
Payoff Existing Loan w Al Ebeneter				\$16,333.33		TC Ex H - TC001385
Payoff Existing Loan w Hanson				\$5,000.00		TC Ex H - TC001385
Loan Origination Fee				\$75,000.00		TC Ex H - TC001385
Credit Report				\$20.00		TC Ex H - TC001385
Processing Fee				\$500.00		TC Ex H - TC001385
Search Fees/Courier Fees				\$106.00		TC Ex H - TC001385
Attorney's Fees				\$2,540.88		TC Ex H - TC001385
Loan Fees to Starboard Commercial Brokerage				\$3,000.00		TC Ex H - TC001385
Hazard Ins Premium			\$22,939.00			TC Ex H - TC001385
Loan Funds Withheld by Owens Fin					\$952,469.34	TC Ex H - TC001385
County Taxes from 5/7/93 to 7/1/93			\$9,241.14			TC Ex H - TC001385
Reimbursement for Bills p			(\$1,580.41)			TC Ex H - TC001385
CLTA Owner's Policy		\$3,996.00				TC Ex H - TC001385
ALTA Lender's Policy - Lender1				\$2,398.50		TC Ex H - TC001385
ALTA Lender's Policy - Lender2				\$1,200.00		TC Ex H - TC001385
Escrow Fees		\$2,100.00				TC Ex H - TC001385
Delivery/Courier Services		\$40.00				TC Ex H - TC001385
Notary Fee		\$20.00				TC Ex H - TC001385
Recording & Filing		\$162.00				TC Ex H - TC001385
Credit from Owens Fin - Prepaid Fee				(\$25,000.00)		TC Ex H - TC001385
Tax Service Fee		\$262.00				TC Ex H - TC001385
Balance of Setup Fee to Millar & Assoc		\$1,000.00				TC Ex H - TC001385
Foreclosure Fees to A. Nick Shamiyeh		\$11,606.40				TC Ex H - TC001385
Funds Due to Buyer					\$58.00	TC Ex H - TC001385
	\$2,100,000.00	\$19,186.40	\$32,866.85	\$164,765.38	\$952,527.34	
		Total Payments:			\$1,169,345.97	